

Fortescue Road Colliers Wood, SW19 2EA

£850,000 Freehold



A well presented, four bedroom Period family home, located on a sought after road close to Colliers Wood Tube Station, outstanding schools and an award winning recreational park around the corner. This good looking house comprises of a separate lounge with feature fireplace and plantation shutters, utility room with W/C, modern fitted kitchen/dining room with direct access to the private garden. On the first floor you have the master bedroom, guest bedroom and the modern family bathroom, whilst the loft has been converted offering two further bedroom and bathroom and a landing area that would make a fantastic home office area. This lovely property is be offered with no onward chain and has the potential of a rear extension making it very desirable indeed. Viewings should be booked early to avoid disappointment.

FORTESCUE ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1271 SQ FT - 118.10 SQ M

(INCLUDING EAVES STORAGE)

APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE: 68 SQ FT - 6.30 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

- Period Family Home
- Four Bedrooms
- Two Bathrooms
- Utility Room with W/C
- No Onward Chain
- Close To Tube Station
- EPC Rating ; C
- Merton Council Tax Band : D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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